

| | | | |
|---------------|------------------|--------|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

| | | | |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1915 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdic: G6 | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | |
|---------|---------|------|
| Kits: 1 | Rating: | Good |
| A Kits: | Rating: | |
| Frpl: | Rating: | |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 55.000000000 |
| Name: | |

RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|--------------|----|--------------|----|---|--------|----|----|----------|----|----|----|------------|--|
| 1st Res Grid | | Desc: Line 1 | | | | | | | | | | # Units: 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | | RMs: 6 | | | BRs: 3 | | | Baths: 1 | | | HB | | |

REMODELING

| | | |
|---|------------|--|
| | Exterior: | |
| | Interior: | |
| % | Additions: | |
| % | Kitchen: | |
| % | Baths: | |
| % | Plumbing: | |
| % | Electric: | |
| % | Heating: | |
| % | General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 6 | 3 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 6 | 3 | |

INTERIOR INFORMATION

| | | | |
|---------------|---------------|--------------|------|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | | 50 % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 18.6% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 18.6% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99485052 |
| Adj \$ / SQ: | 409.630 |
| Other Features: | 60500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.20000005 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 675739 |
| Depreciation: | 125687 |
| Depreciated Total: | 550051 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|--------------------------|-----------|----------------|---------------------|---------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | |
| Juris. Factor: | | 1.00 | Before Depr: | 491.56 |
| Special Features: | | 0 | Val/Su Net: | 448.33 |
| Final Total: | | 550100 | Val/Su SzAd | 448.33 |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|-------|--|--------|--|----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 2,500 | Total Special Features: | | Total: | 2,500 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|--------------|------------|-----------|--------------|------|
| GLA | Gross Liv Ar | 1,227 | 409.630 | 502,611 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Net Sketched Area: | | 1,227 | Total: | 502,611 | |
| Size Ad | 1227 | Gross Area | 1227 | FinArea | 1227 |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|---|----------|--------|---------|--------|----------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 6 | | | | | |
| 7 | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

